

16752 Bardon Lane

Huntington Beach, CA 92647

**Multifamily
Investment Opportunity**

Offering Memorandum

4-Unit Multifamily Investment Located in Huntington Beach, CA



MATTHEWS™

EXCLUSIVELY LISTED BY



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Property Overview



16752 Bardon Ln
Huntington Beach, CA 92647



Executive Summary

4
Number of Units

\$2,275,000
Price

Garage
Parking

±0.20
Lot Size (AC)

1972
Year Built

±3,900
Rentable SF

The Opportunity

We are pleased to present **16752 Bardon Lane**, a well-maintained Covington-style fourplex located in a sought-after residential pocket of Huntington Beach. Constructed in 1972, the asset sits on a ±0.20-acre corner parcel and encompasses approximately ±3,900 square feet of rentable space, with generously sized units averaging nearly ±1,000 square feet. The property offers a practical and appealing unit configuration, consisting of one three-bedroom/two-bath unit, two two-bedroom/two-bath units, and one two-bedroom/one-bath unit. Each residence has been thoughtfully upgraded, providing a turnkey opportunity for investors seeking stable in-place income with minimal near-term capital requirements.

Additional features include four garage spaces for secure tenant parking and storage, individual gas and electricity metering, and an on-site laundry facility that enhances resident convenience while creating supplemental revenue potential. Positioned along a quiet residential street, the property benefits from proximity to Bella Terra, a wide array of dining and retail options, local parks, and quality schools. Accessibility is further supported by nearby connections to the 405 Freeway and Golden West College, while the Huntington Beach coastline remains just minutes away—reinforcing the asset's long-term appeal within one of Southern California's most established coastal rental markets.



Executive Summary

The Opportunity

- Covington-style fourplex located in a desirable residential neighborhood of Huntington Beach.
- Well-balanced unit mix featuring one 3-Bed / 2-Bath unit, two 2-Bed / 2-Bath units, and one 2-Bed / 1-Bath unit.
- All units significantly upgraded to turn-key for little to no near-future capital expenses
- Approximately 3,900 SF on a large ± 0.20 AC lot, with spacious floor plans averaging close to 1,000 SF per unit.
- Individually metered for gas and electricity with garage parking.
- On-site laundry facility offering added convenience and supplemental income potential.
- Prime location near Bella Terra, with convenient access to the I-405 Freeway, Beach Blvd, and Golden West College, as well as just minutes from the Huntington Beach coastline.



Property Photos



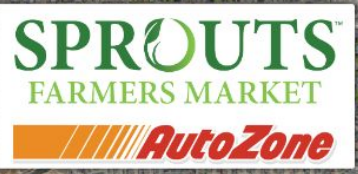


Golden West College
±11,396 Students

Marina High
±2,007 Students



Subject Property



Hope View Elementary
±546 Students

Ocean View High
±1,216 Students



Seacliff Village



The Huntington Club
Golf Course

Pavilions Place Shopping Center



Beach Blvd ±75,700 VPD



Lake View Elementary
±389 Students

Huntington Beach Hospital
±131 Beds



Fountain Valley Promenade



Huntington Beach High School
±2,700 Students

La Quinta High School
±2,150 Students

Vista View Middle
±520 Students



Mile Square
Golf Course



Callens Corner



Mesa Verde
Golf Course



Market Overview



16752 Bardon Ln
Huntington Beach, CA 92647



Huntington Beach

Local Neighborhood Overview

Huntington Beach, known as “Surf City USA,” is a premier coastal market in Orange County, recognized for its **10-mile coastline**, strong tourism base, and high quality of life. The city attracts **millions of annual visitors**, supporting a robust economy driven by hospitality, retail, and recreation. Within this setting, 16752 Bardon Lane is located in the established Goldenwest submarket, a stable residential neighborhood offering convenient access to schools, parks, and daily amenities. This setting provides a quieter, community-oriented environment while remaining close to the city’s coastal attractions. Huntington Beach benefits from a diverse economic base supported by healthcare, education, technology, and professional services across Orange County, with proximity to major employment hubs including Irvine, Costa Mesa, and Newport Beach.

The city is well-connected via the I-405 freeway, Pacific Coast Highway, and John Wayne Airport. From the subject property, residents have efficient access to Westminster, Fountain Valley, and Costa Mesa via key arterial corridors. This connectivity supports both tourism and commuter demand. The area features above-average household incomes and stable population trends, supporting consistent housing demand. The surrounding 92647 ZIP code reinforces this stability with an established residential base and housing stock. Limited land availability and coastal development constraints create high barriers to entry and support long-term real estate fundamentals. Combined with strong lifestyle appeal—including beaches, outdoor recreation, and a well-established retail and dining scene—Huntington Beach remains one of Southern California’s most desirable coastal markets.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	28,675	201,209	473,559
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,406	72,421	163,101
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$121,726	\$143,959	\$143,152



TOURISM



Huntington Beach offers a mild, comfortable climate year-round, with temperatures rarely exceeding 90 degrees and minimal rainfall. This consistency supports year-round outdoor recreation, allowing residents and visitors to enjoy the city's beaches, events, and coastal lifestyle. From 16752 Bardon Lane, residents experience these benefits within a more residential setting, with nearby parks, golf courses, and neighborhood amenities complementing the broader coastal appeal. In addition to its renowned shoreline, Huntington Beach features a wide range of upscale dining, retail, and hospitality options—including hotels, resorts, and spas—all within a short drive. The downtown district serves as a cultural and entertainment hub, featuring an active art center, diverse shopping, and attractions such as the International Surfing Museum. The area also has a notable musical legacy, having hosted the iconic Golden Bear club, where artists like Jimi Hendrix and Frank Sinatra performed. Visitors can also explore the Surfing Hall of Fame and the Surfing Walk of Fame in the heart of downtown.

Strategically positioned within Orange County, Huntington Beach provides convenient access to many of Southern California's top destinations. From the subject property, residents have efficient connectivity to nearby hubs including Westminster, Fountain Valley, Costa Mesa, and Irvine. Anaheim offers attractions such as the Disney Resorts, Honda Center, and Angel Stadium, while Long Beach features the Queen Mary and the Aquarium of the Pacific. San Diego includes destinations such as SeaWorld and the San Diego Zoo. Los Angeles lies approximately 35 miles northwest, and San Diego about 95 miles southeast. The city is also served by three major airports—John Wayne Airport (SNA), Long Beach Airport (LGB), and Los Angeles International Airport (LAX)—all within a reasonable drive.

2.34 MILLION

ANNUAL OVERNIGHT & DAY VISITORS

\$580 MILLION

ANNUAL DIRECT VISITOR SPENDING

\$565+ MILLION

TOTAL ECONOMIC IMPACT FROM TOURISM

5,600+ JOBS

SUPPORTED BY TOURISM INDUSTRY



Golden West College (GWC), established in 1966 and located in Huntington Beach, California, is a highly regarded public community college within the Coast Community College District. Serving more than 10,000 students annually, GWC offers a comprehensive academic environment with a strong emphasis on transfer education, career technical programs, and workforce development. The college provides a diverse range of disciplines including business, nursing, health sciences, liberal arts, and skilled trades, preparing students for both university transfer and immediate employment opportunities. Positioned just minutes from the Pacific coastline, Golden West College benefits from a dynamic coastal setting and strong ties to the surrounding Orange County economy. The campus is known for its modern facilities, supportive learning environment, and active student life, offering clubs, athletics, and community engagement programs. Through partnerships with local industries and four-year universities, GWC plays a key role in workforce training and regional economic growth while delivering accessible, high-quality education.

± 10,000

Enrollment

70+ Programs

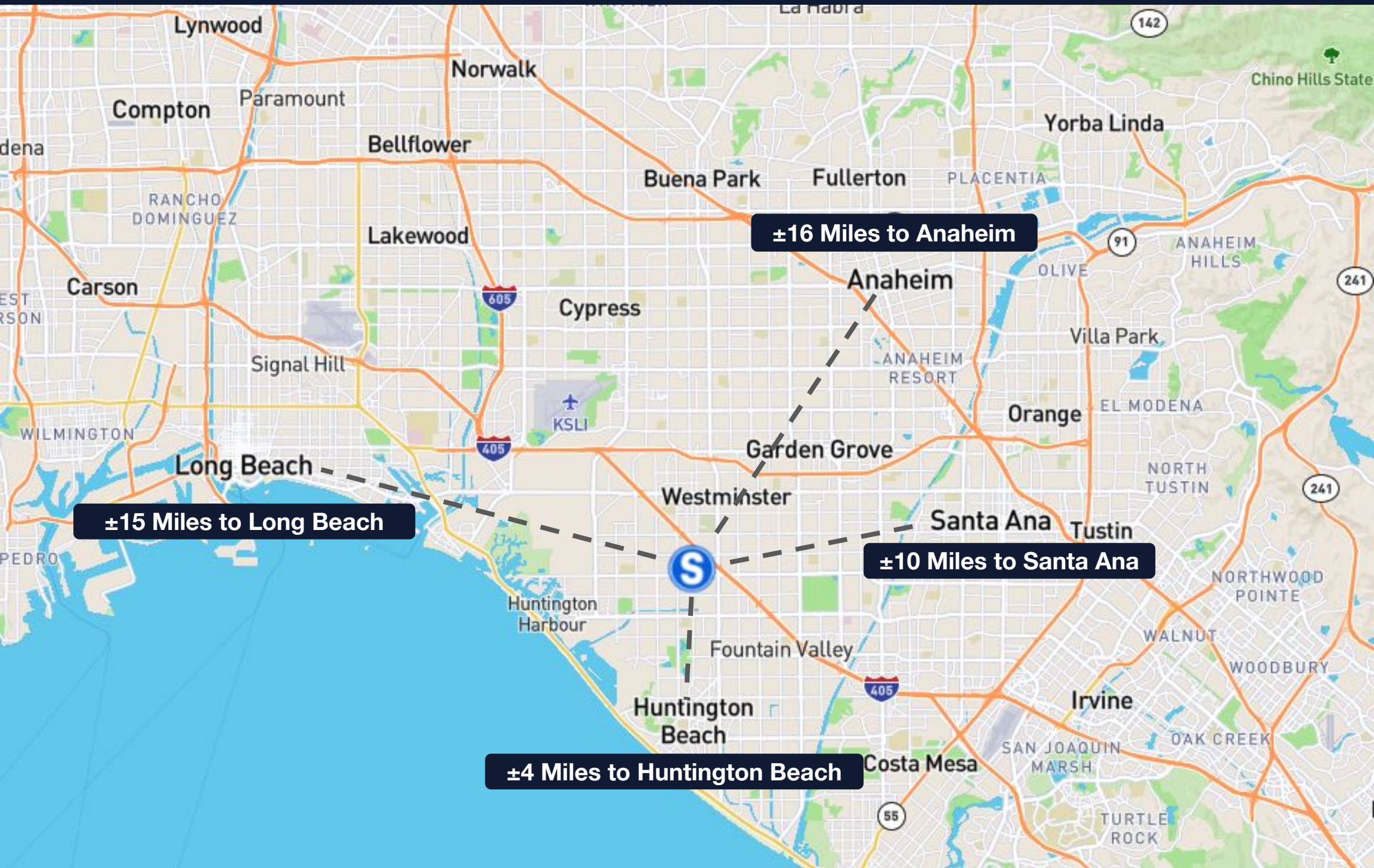
Student Life

± 2 Miles

Distance to SP



REGIONAL MAP



Orange County, CA

Orange County, California, is a dynamic coastal hub blending world-renowned tourism with a diverse economy. Anchored by attractions like Disneyland Resort, Anaheim Convention Center, and 42 miles of Pacific coastline, the county draws tens of millions of visitors annually, generating over \$14 billion in travel spending

and supporting nearly 140,000 jobs. Its mix of lifestyle amenities, family-friendly communities, and global business presence positions Orange County as both a premier visitor destination and a thriving place to live and invest.

Total Population

3,106,521

Annual Visitors

26.3 Million

Tourism Economic Impact

14.4 Billion

GDP

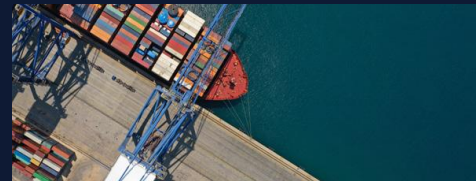
\$351+ Billion





Transportation

Transportation is a cornerstone of Orange County's economy and daily life. The region's infrastructure supports a strong logistics sector and a wide range of jobs in transportation and related industries. Public transit, primarily through OC Bus, plays an essential role in connecting communities throughout the county. Additionally, John Wayne Airport serves as a major economic engine, driving significant activity and growth. Together, these elements highlight the critical role of transportation in sustaining Orange County's economic vitality.



Port Cargo Volume
10.3 Million TEUs



Airport Economic Impact
\$5.7 Billion (2022)



Logistics Employment
58,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
37.2 Million (Bus, Trolley, Skyway)

Tourism & Cultural Events

Orange County is a premier destination for both leisure and cultural experiences, drawing visitors from around the world. The region features iconic attractions like Disneyland Resort, beautiful coastal areas such as Huntington Beach, and vibrant

cultural events including the OC Fair and Festival of Arts. These destinations and events create a lively mix of entertainment, art, and community celebration, making Orange County a hub for tourism and memorable experiences.



Disneyland Resort

17.25M+ Annual Visitors
2nd Most Visited Amusement Park Globally



OC Fair

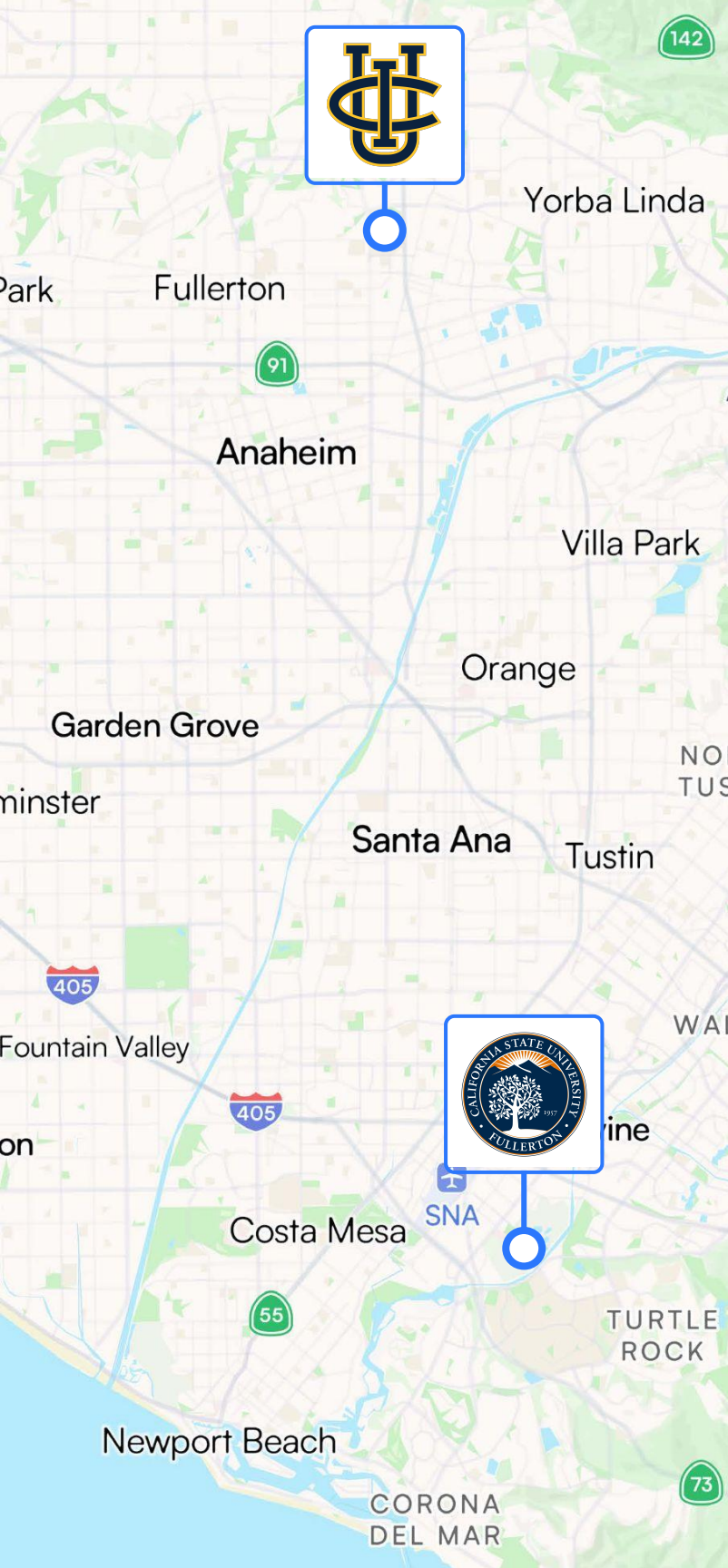
1.14M Visitors Annually
\$299.6M in Spending Activity



Anaheim Convention Center

Projected to Host 160 Major
Conventions, Meetings, & Events in 2025





Higher Education

Orange County is home to a diverse array of higher education institutions, offering a range of programs to meet the needs of its residents. The county boasts several public and private universities, as well as numerous community colleges, each contributing to the region's educational landscape.

University of California, Irvine
38,082+ Students
84% Graduation Rate

California State University, Fullerton
41,962+ Students
70% Graduation Rate



Industry Leaders Shape the Future

Top Employers



Cal State Fullerton



THALES

UCI



From the Diamond to the Arena - Orange County Shines

Orange County, California is home to a professional sports scene that includes teams from major leagues, prominent venues, and a strong sports culture. Here is an overview of professional sports in the area:



Los Angeles Angels
(Major League Baseball)

Home

Angel Stadium

2024 Avg Attendance

31,822

Year Founded

1961

Achievements

**2002
World Series
Champion**



Anaheim Ducks
(National Hockey League)

Home

Honda Center

2022-23 Avg Attendance

14,953

Year Founded

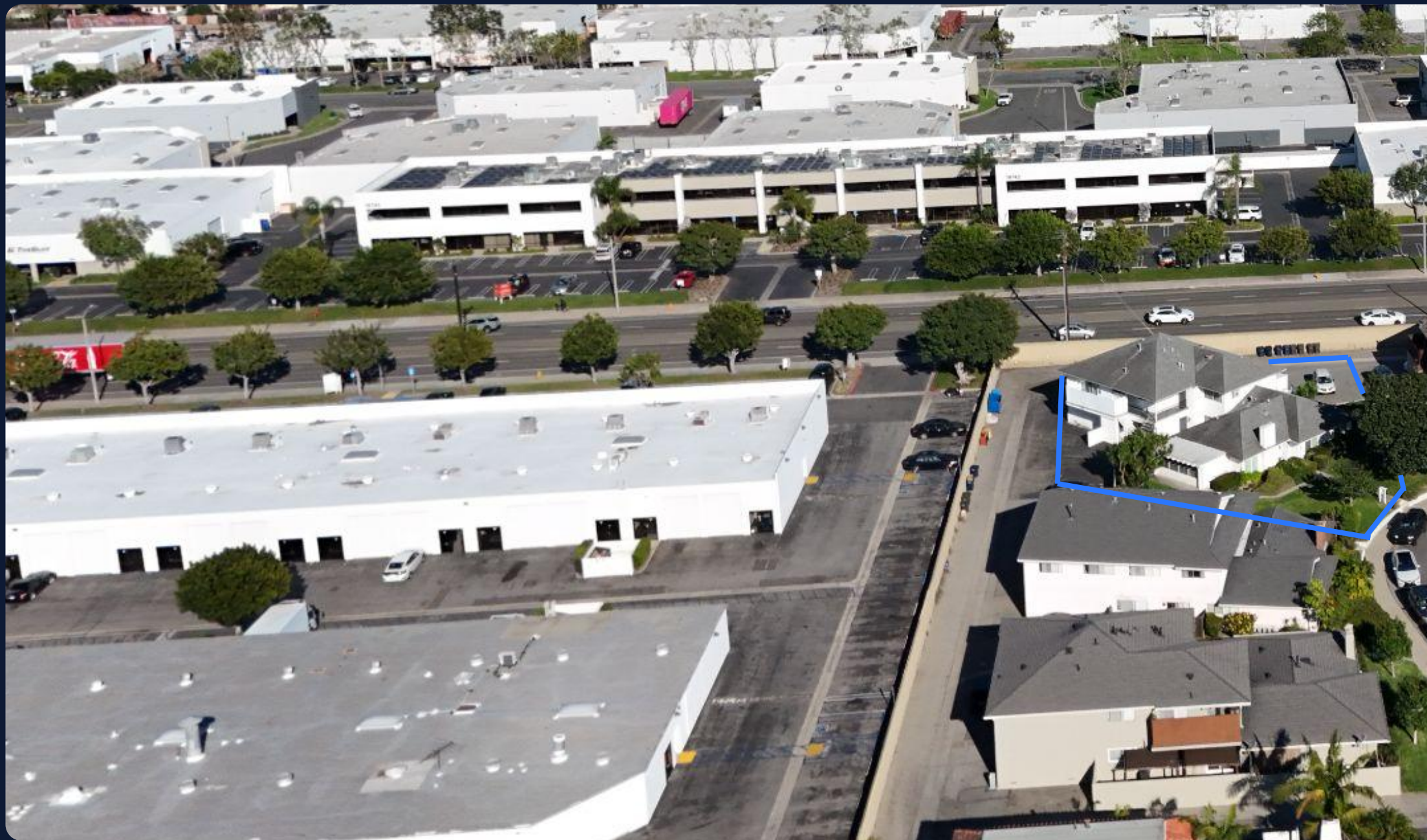
1993

Achievements

**2006-07
Stanley Cup
Champion**



Financial Overview



16752 Bardon Ln
Huntington Beach, CA 92647



Financial Summary

\$2,275,000
List Price

\$568,750
Price Per Unit

975 SF
Average Unit Size

5.01%
Cap Rate

14.53
GRM

# of Units	Unit Type	Avg. SF	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
1	3 Bed / 2 Bath	1,200	\$4,000 - \$4,000	\$4,000	\$3.33	\$4,000	\$4,000	\$3.33	\$4,000
2	2 Bed / 2 Bath	1,000	\$3,200 - \$3,200	\$3,200	\$3.20	\$6,400	\$3,400	\$3.40	\$6,800
1	1 Bed / 1 Bath	700	\$2,645 - \$2,645	\$2,645	\$3.78	\$2,645	\$3,000	\$4.29	\$3,000
Total/Weighted Average		975		\$3,261	\$3.34	\$13,045	\$3,450	\$3.54	\$13,800
Gross Annualized Rents				\$156,540			\$165,600		

Pricing Details

Summary	
Price	\$2,275,000
Down Payment	\$1,137,500
Number of Units	4
Price Per Unit	\$568,750
Price Per SF	\$583.33
Rentable SF	±3,900
Lot Size (AC)	±0.20 Acres
Approx. Year Built	1972

Returns	Current	Market
CAP Rate	5.01%	5.39%
GRM	14.53	13.74
Cash-on-Cash	4.02%	4.79%
Debt Coverage Ratio	1.67	1.80

Financing	1st Loan
Loan Amount	\$1,137,500
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2040

# Of Units	Unit Type	SF/Unit	Scheduled Rents	Market Rents
1	3 Bed / 2 Bath	1,200	\$4,000	\$4,000
2	2 Bed / 2 Bath	1,000	\$3,200	\$3,400
1	1 Bed / 1 Bath	700	\$2,645	\$3,000



Pricing Details



Income		Current	Market	
Gross Scheduled Rent		\$156,540	\$165,600	
Less: Vacancy/Deductions	3.0%	\$4,696	3.0%	\$4,968
Total Effective Rental Income		\$151,844	\$160,632	
Other Income		\$1,200	\$1,200	
Effective Gross Income		\$153,044	\$161,832	
Less: Expenses	25.6%	\$39,107	24.2%	\$39,107
Net Operating Income		\$113,937	\$122,725	
Cash Flow		\$113,937	\$122,725	
Debt Service		\$68,250	\$68,250	
Net Cash Flow After Debt Service	4.02%	\$45,687	4.79%	\$54,475
Principal Reduction		\$0	\$0	
Total Return		4.02%	4.79%	\$54,475

Expenses	Current	Market	
Real Estate Taxes	\$24,829	\$24,829	
Insurance	\$3,483	\$3,483	
Utilities - Electric	\$428	\$428	
Utilities - Water	\$1,550	\$1,550	
Utilities - Gas	\$900	\$900	
Trash Removal	\$2,677	\$2,677	
Repairs & Maintenance	\$2,000	\$2,000	
Landscaping	\$1,440	\$1,440	
Pest Control	\$600	\$600	
Operating Reserves	\$1,200	\$1,200	
Total Expenses	\$39,107	\$39,107	
Expenses/Unit	\$9,777	\$9,777	
Expenses/SF	\$10.03	\$10.03	

Operating Statement

Income	Current		Market		Notes	Per Unit	Per SF
Gross Current Rent	\$156,540		\$165,600			\$41,400	\$42.46
Physical Vacancy	(\$4,696)	3.0%	\$4,968	3.0%		\$1,242	\$1.27
Total Vacancy	(\$4,696)	3.0%	\$4,968	3.0%		\$1,242	\$1.00
Effective Rental Income	\$151,844		\$160,632			\$40,158	\$41.19
Laundry Income	\$1,200		\$1,200		\$100/Mth	\$300	\$0.31
Total Other Income	\$1,200		\$1,200			\$300	\$0.31
Effective Gross Income	\$153,044		\$161,832			\$40,458	\$41.50
Expenses	Current		Market		Notes	Per Unit	Per SF
Real Estate Taxes	\$24,829		\$24,829		[0]	\$6,262	\$6.37
Insurance	\$3,483		\$3,483		Actual	\$871	\$0.89
Utilities - Electric	\$428		\$428		Actual	\$107	\$0.11
Utilities - Water	\$1,550		\$1,550		Actual	\$388	\$0.40
Utilities - Gas	\$900		\$900		\$75/Mth	\$225	\$0.23
Trash Removal	\$2,677		\$2,677		Actual	\$669	\$0.69
Repairs & Maintenance	\$2,000		\$2,000		\$500/Unit	\$500	\$0.51
Landscaping	\$1,440		\$1,440		\$120/Mth	\$360	\$0.37
Pest Control	\$600		\$600		\$100/Mth	\$300	\$0.15
Operating Reserves	\$1,200		\$1,200		Estimated	\$150	\$0.31
Total Expenses	\$39,107		\$39,107			\$9,777	\$10.03
Expenses as % of EGI	25.6%		24.2%				
Net Operating Income	\$113,937		\$122,725			\$30,681	\$31.47

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.